(c) whether some safeguards against such malpractices are required since Bangalore is poised to become the biggest city in India?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) to (c) Information is being collected and will be laid on the Table of the House.

Spurt in prices of real estate

1946. DR. (SHRIMATI) NAJMA A. HEPTULLA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government are aware of the spurt in the prices of real estate in Delhi, the NCR or for that matter in several major cities of the country over the past one year;

(b) whether Government have taken cognizance of this trend;

(c) if so, Government's assessment of the situation; and

(d) the remedial steps his Ministry propose so that the real estate prices do have a relation to the intrinsic worth of the property and the boom in real estate that has crept in is checked and retained at reasonable levels?

THE MINSITER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) to (d) The Central Government do not regulate/control prices of land in Delhi/other areas. The property prices are generally determined by the market forces. It is reported that the land prices in Delhi/nearby areas have risen during the last two years due to various factors including growth in economy, less supply compared to demand, easy availability of housing loan, easy financing of housing projects, change from leasehold into freehold, infrastructure improvements such as better connectivity through Delhi Metro Rail Corporation ensuing Commonwealth Games etc.

Mixed land use under MPD-2021

1947. SHRI MOTIUR RAHMAN: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Master Plan for Delhi (MPD)-2021 proposes certain provisions for mixed land use in residential areas and if so, the details thereof;